

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 7, 2007  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Service Department, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: KEN TEASLEY**

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **4081 ALABAMA STREET MAP WAIVER - PROJECT NO. 111154**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Jeff Peterson**

Map Waiver (Process 3) to waive the requirement for a Tentative Map to convert six (6) existing residential units to condominiums that are currently under construction (Building Permit No. 238128 and 238144 through 238148, which were issued on January 30, 2006) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.16-acre site is located at **4081 through 4089 ½ Alabama Street**, south of Polk Avenue, between Florida Street and Mississippi Street, in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Planning Area, and Council District 3. Exempt from environmental. Report No.HO-07-002

**DEPARTMENT RECOMMENDATION:**

Approval

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ITEM – 5:     **4075 ALABAMA STREET MAP WAIVER– PROJECT NO. 111151**  
City Council District: 3; Plan Area: Greater North Park

**STAFF:       Jeff Peterson**

Map Waiver (Process 3) to waive the requirement for a Tentative Map to convert six (6) existing residential units to condominiums that are currently under construction (Building Permit No. 238102 through 238107, which were issued on January 30, 2006) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.16-acre site is located at **4069 through 4079 Alabama** Street, south of Polk Avenue, between Florida Street and Mississippi Street, in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Planning Area, and Council District 3. Exempt from environmental. Report No. HO-07-003

**RECOMMENDATION**

Approval

ITEM -6:     **\*WORLD PETROL – PROJECT NO. 32284**  
City Council District: 8; Plan Area: Otay Mesa

**STAFF:       Will Zounes**

Site Development Permit and Conditional Use Permit for the construction and operation of an automobile service station to include a 10,685 square foot convenience store, restaurant, limited-sale of beer and wine, and a 2,500 square foot car wash area on a 3.40 acre site. The site is located at **1599 La Media Road**. Mitigated Negative Declaration No. 32284. Report No. HO-07-030

**RECOMMENDATION**

Approval

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ITEM -7:       **\*CARMEL VALLEY RECYCLED WATER PIPELINE –  
PROJECT NO. 74802**  
City Council District: 1; Plan Area: Carmel Valley & Pacific Highlands Ranch  
Community Plan

**STAFF:       Vena Lewis**

Installation of 7,260 linear feet of 12-inch and 2,480 linear feet of 8-inch polyvinyl chloride (PVC) reclaimed water transmission pipelines including 1,400 linear feet of 4-inch PVC reclaimed water distribution lines to link the transmission pipelines with nine irrigation meters, located within the Carmel Valley and Pacific Highlands Ranch Communities. Mitigated Negative Declaration No.74802 . Report No. HO-07-024

**RECOMMENDATION**  
Approval

ITEM -8:       **LOS PENASQUITOS RECYCLED WATER PIPELINE  
PROJECT NO. 55213**  
City Council District: 3; Plan Area: Rancho Penasquitos Community Plan

**STAFF:       Vena Lewis**

Installation of approximately 9,000 linear feet of 24-inch steel reclaimed water transmission pipeline, which would connect to the Canyonside Recycled Water Pump Station. The project also includes installation of new appurtenances and Tees for future recycled water service connections. The project site is located in the RS-1-14, AR-1-1 zones and Floodplain 100, 500, Floodway 100 zones within the Los Penasquitos Canyon Preserve and Rancho Penasquitos Community Planning Area. Mitigated Negative Declaration No. 55213. Report No. HO-07-025

**RECOMMENDATION**  
Approval